165.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,003,700 / 1,003,700
					USE VALUE:	1,003,700 / 1,003,700
					ASSESSED:	1,003,700 / 1,003,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZUNIGA LUCINDA M C
Owner 2:	
Owner 3:	
Street 1:	118 RUTLEDGE RD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	FEENEY STEPHEN J -
Owner 2:	-
Street 1:	1 PAUL REVERE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,868 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2892 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5868.000	581,200	5,300	417,200	1,003,700
Total Card	0.135	581,200	5,300	417,200	1,003,700
Total Parcel	0.135	581,200	5,300	417,200	1,003,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.06 | /Parcel: 347.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 109126

GIS Ref

GIS Ref

Insp Date 07/02/18

PREVIOUS ASSESSMENT

Parcel ID 165.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	581,000	5300	5,868.	417,200	1,003,500	1,003,500	Year End Roll	12/18/2019
2019	104	FV	452,600	5300	5,868.	417,200	875,100	875,100	Year End Roll	1/3/2019
2018	104	FV	452,600	5300	5,868.	369,500	827,400	827,400	Year End Roll	12/20/2017
2017	104	FV	424,900	5300	5,868.	309,900	740,100	740,100	Year End Roll	1/3/2017
2016	104	FV	424,900	5300	5,868.	309,900	740,100	740,100	Year End	1/4/2016
2015	104	FV	403,500	5300	5,868.	268,200	677,000	677,000	Year End Roll	12/11/2014
2014	104	FV	403,500	5300	5,868.	259,300	668,100	668,100	Year End Roll	12/16/2013
2013	104	FV	419,500	5300	5,868.	246,800	671,600	671,600		12/13/2012

!12765!

PRINT

Date	Time
12/11/20	02:49:07

LAST REV

Date	Time
07/31/18	12:00:33
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12765

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEENEY STEPHEN	62868-128		10/31/2013		725,000	No	No		
FEENEY STEPHEN	61136-69		2/5/2013	Convenience	1	No	No		
FEENEY STEPHEN	36752-452		10/19/2002	Convenience	1	No	No		Mary B. Feeney d.o.d. 3/28/2012.
FEENEY MARY T &	29203-411		10/9/1998	Convenience	99	No	No		
	14439-45		10/1/1981		90,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
12/16/2008	Measured	345	PATRIOT
12/21/1999	Mailer Sent		
12/3/1999	Measured	270	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	109126
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5868		Sq. Ft.	Site		0	70.	1.02	8									417,229						417,200	

Total AC/HA: 0.13471 | Total SF/SM: 5868 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 417,229 | Spl Credit | Total: 417,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN& CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05634665
Const Adj.:	1.00989902
Adj $ / SQ:	181.357
Other Features:	122500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	789634
Depreciation:	208463
Depreciated Total:	581171

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

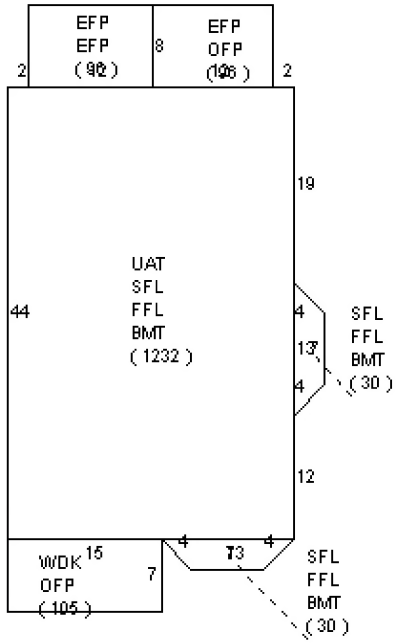
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	199.49
Special Features:	0	Val/Su Net:	121.64
Final Total:	581200	Val/Su SzAd	224.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,292	54.410	70,294
FFL	First Floor	1,292	181.360	234,313
SFL	Second Floor	1,292	181.360	234,313
UAT	Upper Attic	308	126.950	39,100
EFP	Enclos Porch	288	37.040	10,668
OFP	Open Porch	201	24.950	5,016
WDK	Deck	105	15.680	1,646
	Net Sketched Area:	4,778	Total:	595,350
Size Ad	2584	Gross Are	5702	FinArea 2892

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 165.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X20	A	AV	1930	20.95	T	40	104			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300